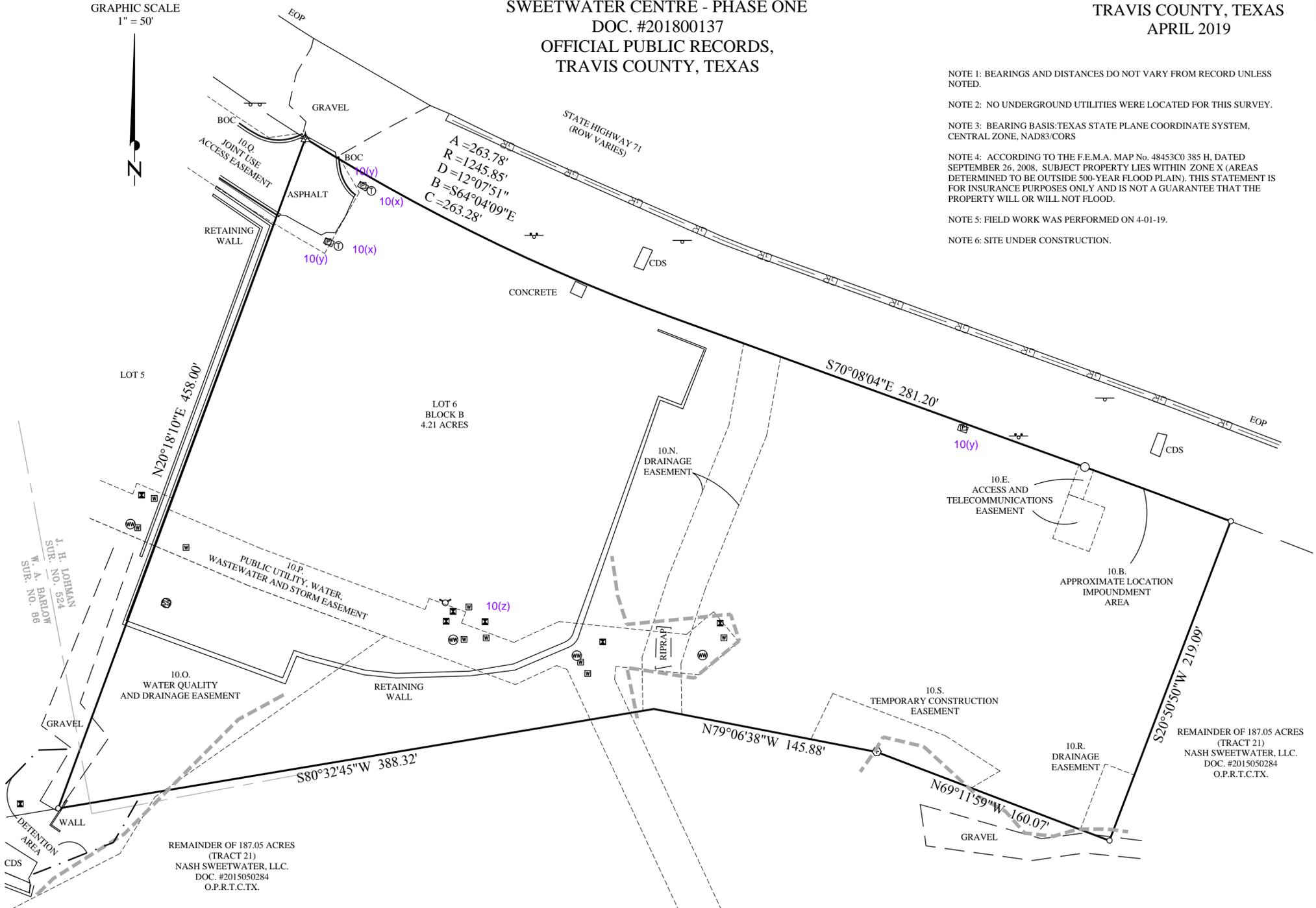


**TITLE SURVEY OF LOT 6, BLOCK B
SWEETWATER CENTRE - PHASE ONE
DOC. #201800137
OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY, TEXAS**

**W. A. BARLOW SURVEY NO. 86
J. H. LOHMAN SURVEY NO. 524
TRAVIS COUNTY, TEXAS
APRIL 2019**

- NOTE 1: BEARINGS AND DISTANCES DO NOT VARY FROM RECORD UNLESS NOTED.
- NOTE 2: NO UNDERGROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
- NOTE 3: BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS
- NOTE 4: ACCORDING TO THE F.E.M.A. MAP No. 48453C0 385 H, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN). THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.
- NOTE 5: FIELD WORK WAS PERFORMED ON 4-01-19.
- NOTE 6: SITE UNDER CONSTRUCTION.



ONLY THOSE RECORDED EASEMENTS LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT G.F. NO. 201702087 DATED MARCH 25, 2019 AND RELISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RECORD RESEARCH WAS PERFORMED BY DELTA SURVEY GROUP, INC.

- A. INTENTIONALLY DELETED
- B. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN INSTRUMENT DATED JULY 8, 1946, RECORDED IN VOLUME 816, PAGE 63 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (BOTH TRACTS)
(AFFECTS, APPROXIMATE LOCATION SHOWN)
- C. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN SWEETWATER RANCH SECTION ONE PHASING AGREEMENTS DATED JULY 16, 2004, RECORDED UNDER DOCUMENT NOS. 2004156645 AND 2006070705 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS AFFECTED BY ASSIGNMENT OF PHASING AGREEMENT RECORDED UNDER DOCUMENT NO. 2011068035 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS AFFECTED BY SECOND AMENDMENT TO PHASING AGREEMENT - SWEETWATER RANCH, SECTION ONE AND SECTION TWO RECORDED UNDER DOCUMENT NO. 2015025594 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (BOTH TRACTS)
(SUBJECT TO)
- D. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN SECTION ONE AMENDED PHASING AGREEMENT SECTION TWO PHASING AGREEMENT DATED MAY 31, 2006, RECORDED UNDER DOCUMENT NO. 2006100748 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS AFFECTED BY ASSIGNMENT OF PHASING AGREEMENT RECORDED UNDER DOCUMENT NO. 2011068035 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS AFFECTED BY SECOND AMENDMENT TO PHASING AGREEMENT - SWEETWATER RANCH, SECTION ONE AND SECTION TWO RECORDED UNDER DOCUMENT NO. 2015025594 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (BOTH TRACTS)
(SUBJECT TO)
- E. A TELECOMMUNICATIONS EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT DATED MARCH 20, 2009, RECORDED IN DOCUMENT NO. 2009060292 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1)
(AFFECTS AS SHOWN)
- F. A UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JULY 1, 2009, RECORDED UNDER DOCUMENT NO. 2009149084 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (BOTH TRACTS)
(BLANKET EASEMENT, SUBJECT TO)
- G. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN NOTICE TO HOMEBUYERS IN SWEETWATER DATED OCTOBER 20, 2011, RECORDED UNDER DOCUMENT NO. 2011166453 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (BOTH TRACTS)
(SUBJECT TO)
- H. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN SWEETWATER COMMON AREA LICENSE AGREEMENT DATED SEPTEMBER 27, 2013, RECORDED UNDER DOCUMENT NO. 2014076936, AS AFFECTED BY DOCUMENT NO. 2015051853 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (BOTH TRACTS)
(SUBJECT TO)
- I. ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2015050284 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN. (BOTH TRACTS)
(NOT SURVEY RELATED)
- J. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN MEMORANDUM OF POST-CLOSING AGREEMENT DATED MARCH 31, 2015, RECORDED UNDER DOCUMENT NO. 2015050285, AS AFFECTED BY DOCUMENT NO. 2015171111 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (BOTH TRACTS)
(SUBJECT TO)
- K. ANY AND ALL LEASES, RECORDED OR UNRECORDED, WITH RIGHTS OF TENANTS IN POSSESSION.
- L. EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.
- M. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY ONLY)
- N. A DRAINAGE EASEMENT GRANTED TO THE PUBLIC, BY INSTRUMENT DATED APRIL 17, 2018, RECORDED UNDER DOCUMENT NO. 2018058879 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1)
(AFFECTS AS SHOWN)
- O. A DRAINAGE AND WATER QUALITY EASEMENT GRANTED TO LAZY NINE MUNICIPAL UTILITY DISTRICT NO. 1B, BY INSTRUMENT DATED APRIL 17, 2018, RECORDED UNDER DOCUMENT NO. 2018058987 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1)
(AFFECTS AS SHOWN)
- P. A WATER, WASTEWATER, STORM SEWER AND DRAINAGE EASEMENT GRANTED TO LAZY NINE MUNICIPAL UTILITY DISTRICT NO. 1B, BY INSTRUMENT DATED APRIL 17, 2018, RECORDED UNDER DOCUMENT NO. 2018058988 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1)
(AFFECTS AS SHOWN)
- Q. THE EASEMENTS, TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN JOINT-USE ROADWAY EASEMENT DATED MAY 22, 2018, RECORDED UNDER DOCUMENT NO. 2018088510 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (BOTH TRACTS)
(AFFECTS AS SHOWN)
- R. DRAINAGE EASEMENT GRANTED TO LAZY NINE MUNICIPAL UTILITY DISTRICT NO. 1B, BY INSTRUMENT DATED AUGUST 22, 2018, RECORDED UNDER DOCUMENT NO. 2018137807 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1)
(AFFECTS AS SHOWN)
- S. TEMPORARY CONSTRUCTION EASEMENT GRANTED TO LAZY NINE MUNICIPAL UTILITY DISTRICT NO. 1B, BY INSTRUMENT DATED AUGUST 22, 2018, RECORDED UNDER DOCUMENT NO. 2018137808 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1)
(AFFECTS AS SHOWN)
- T. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT REGARDING BALCONES CANYONLANDS CONSERVATION PLAN DATED SEPTEMBER 13, 0218, RECORDED UNDER DOCUMENT NO. 2018145705 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (BOTH TRACTS)
(SUBJECT TO)
- U. A UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED FEBRUARY 11, 2019, RECORDED UNDER DOCUMENT NO. 2019035401 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2)

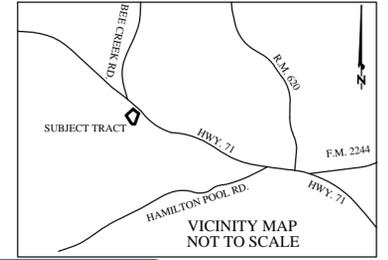
- (AFFECTS TRACT 2)
- V. SUBJECT TO ALL DEFINITIONS, EASEMENTS, COVENANTS, LIMITATIONS, CONDITIONS, RIGHTS, PRIVILEGES, OBLIGATIONS, LIABILITIES, AND ALL OTHER TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SWEETWATER COMMERCIAL, RECORDED UNDER DOCUMENT NO. 2019039980, AS AFFECTED BY DOCUMENT NO. 2019040375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (BOTH TRACTS)
(SUBJECT TO)
- W. LIENS SECURING ASSESSMENTS AND/OR CHARGES PAYABLE TO SWEETWATER COMMERCIAL MASTER COMMUNITY, INC. AS SET OUT IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SWEETWATER COMMERCIAL RECORDED UNDER DOCUMENT NO. 2019039980, AS AFFECTED BY DOCUMENT NO. 2019040375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. COMPANY INSURES THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THE TERMS OF THE POLICY IF THIS ITEM IS NOT SUBORDINATE TO THE LIEN OF THE INSURED MORTGAGE. (LOAN POLICY ONLY)
(FIRST LIENS)
(NOT SURVEY RELATED)

PROPERTY IS ALSO SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS AND RESTRICTIONS:

DOCUMENT NO. 201800137 OF THE OFFICIAL PUBLIC RECORDS (BOTH TRACTS);
DOCUMENT NO. 2018145705 OF THE OFFICIAL PUBLIC RECORDS (BOTH TRACTS); AND
DOCUMENT NO. 2019039980, AS AFFECTED BY DOCUMENT NO. 2019040375 OF THE OFFICIAL PUBLIC RECORDS (BOTH TRACTS),
ALL AS RECORDED IN TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- ⊕ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- ▲ MAG NAIL WITH "DELTA SURVEY" WASHER SET
- ⋈ UNDERGROUND CABLE MARKER
- ⊠ WATER METER
- ⊙ TELEPHONE MANHOLE
- ⊞ ELECTRIC METER
- ⊠ TRANSFORMER
- ⊞ WASTEWATER MANHOLE
- ⊠ WATER VALVE
- ⊞ MAILBOX
- ⊞ SIGN
- ⊞ STORM SEWER MANHOLE
- GR — GR — GUARD RAIL
- ⊞ FIRE HYDRANT
- CDS CONCRETE DRAINAGE STRUCTURE
- EOP EDGE OF PAVEMENT
- BOC BACK OF CURB
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- APPARENT LIMITS OF CONSTRUCTION



REVIEWED

By Lisa Harris at 7:58 am, Apr 11, 2019

APPROVED

EXCLUSIVELY TO PARTIES INVOLVED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT G.F. NO.201800118 DATED MARCH 25, 2019;

I, JOHN E BRAUTIGAM, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING APRIL 2019, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO APPARENT ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS WITH THE DEED LINES SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY. AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

APRIL 4, 2019
DATE

HOSPITAL

JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
O. 5057 - STATE OF TEXAS
IRM No. 10007000



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TBPLS FIRM No. 10004700

QUAD SHINGLE HILLS
PROJECT SWEETWATER
DWG. GF#201702087

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